

063.A

0005

0005.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

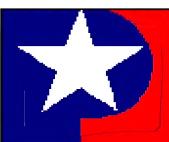
679,600 / 679,600

USE VALUE:

679,600 / 679,600

ASSESSED:

679,600 / 679,600



PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		RUSSELL ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1: RILEY WILLIAM H JR

Owner 2:

Owner 3:

Street 1: 16 RUSSELL ST #2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474	Type:	

PREVIOUS OWNER

Owner 1: ZOLNER JAMES W -

Owner 2: ZOLNER CATHY F -

Street 1: 16 RUSSELL ST #2

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	
Postal: 02474	Type:	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1880, having primarily Clapboard Exterior and 1620 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7235																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	679,600			679,600		230288
							GIS Ref
							GIS Ref
							Insp Date
							07/19/18

PREVIOUS ASSESSMENT								Parcel ID	063.A-0005-0005.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	102	FV	679,600	0	.	.	679,600	Year end	12/23/2021			
2021	102	FV	659,600	0	.	.	659,600	Year End Roll	12/10/2020			
2020	102	FV	649,600	0	.	.	649,600	649,600 Year End Roll	12/18/2019			
2019	102	FV	604,200	0	.	.	604,200	604,200 Year End Roll	1/3/2019			
2018	102	FV	500,500	0	.	.	500,500	500,500 Year End Roll	12/20/2017			
2017	102	FV	451,500	0	.	.	451,500	451,500 Year End Roll	1/3/2017			
2016	102	FV	451,500	0	.	.	451,500	451,500 Year End	1/4/2016			
2015	102	FV	416,600	0	.	.	416,600	416,600 Year End Roll	12/11/2014			

SALES INFORMATION

TAX DISTRICT				PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
ZOLNER JAMES W,	69204-488		4/28/2017		670,000	No	No				
DEKKER HEATHER	43142-66		6/25/2004		494,000	No	No				
ALEX PETER	33961-461		11/1/2001		417,000	No	No	4			
ALEX PETER	13055-103		9/9/1976		66,000	No	No	4			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/4/2016	1209	Porch	2,000	C				REPAIR PORCH	7/19/2018	Measured	DGM	D Mann
2/6/2006	78	Re-Roof	59,450			G7	GR FY07		3/2/2017	Meas/Inspect	DGM	D Mann
									3/2/2017	Permit Visit	DGM	D Mann
									3/28/2012	Inspected	BR	B Rossignol
									2/28/2002	Inspected	PM	Peter M

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																									
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good																																
Sty Ht: 3 - 3 Story				A Bath:	Rating:																																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																																
Foundation: 1 - Concrete				A 3QBth:	Rating:																																
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good																																
Prime Wall: 2 - Clapboard				A HBth:	Rating:																																
Sec Wall:		%		OthrFix:	Rating:																																
Roof Struct: 5 - Mansard				OTHER FEATURES																																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good																																
Color: BROWN				A Kits:	Rating:																																
View / Desir: N - NONE				Frl:	Rating:																																
GENERAL INFORMATION				WSFlue:	Rating:																																
Grade: C+ - Average (+)				CONDOS INFORMATION																																	
Year Blt: 1880	Eff Yr Blt:			Location:																																	
Alt LUC:		Alt %:		Total Units:																																	
Jurisdict: G18		Fact: .		Floor: 1 - 1st Floor																																	
Const Mod:				% Own: 29.000000000																																	
Lump Sum Adj:				Name:																																	
INTERIOR INFORMATION				DEPRECIATION																																	
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26.	%																															
Prim Int Wal: 2 - Plaster				Functional:		%																															
Sec Int Wall:		%		Economic:		%																															
Partition: T - Typical				Special:		%																															
Prim Floors: 3 - Hardwood				Override:		%																															
Sec Floors:		%		Total:	26.4	%																															
Bsmnt Flr: 3 - Hardwood				CALC SUMMARY																																	
Subfloor:				Basic \$ / SQ: 305.00																																	
Bsmnt Gar:				Size Adj.: 1.29814816																																	
Electric: 3 - Typical				Const Adj.: 1.04050195																																	
Insulation: 2 - Typical				Adj \$ / SQ: 411.971																																	
Int vs Ext: S				Other Features: 75500																																	
Heat Fuel: 2 - Gas				Grade Factor: 1.10																																	
Heat Type: 3 - Forced H/W				NBHD Inf: 1.13000000																																	
# Heat Sys: 1				NBHD Mod:																																	
% Heated: 100		% AC:		LUC Factor: 1.00																																	
Solar HW: NO	Central Vac: NO			Adj Total: 923417																																	
% Com Wal		% Sprinkled		Depreciation: 243782																																	
				Deprecated Total: 679635																																	
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val:																															
Make:		Model:																																			
SPEC FEATURES/YARD ITEMS				Serial #:		Year:		Code:	Description:	A Y/S:	Qty:	Size/Dim:	Qual:	Con:	Year:	Unit Price:	D/S:	Dep:	LUC:	Fact:	NB Fa:	Appr Value:	JCod:	JFact:	Juris. Value:	PARCEL ID 063.A-0005-0005.0											
More: N				Total Yard Items:				Total Special Features:				Total:																									
Undisplayed Areas: GLA: 1620																								8													
RESIDENTIAL GRID												SUB AREA																									
1st Res Grid				Desc: Line 1				# Units 1				Code				Description				Area - SQ		Rate - AV		Undepr Value		Sub Area		% Usbl		Descrip		% Type		SUB AREA DETAIL			
Level				FY LR DR D K FR RR BR FB HB L O																																	
Other																																					
Upper																																					
Lvl 2																																					
Lvl 1																																					
Lower																																					
Totals				RMs: 5				BRs: 2				Baths: 1				HB 1				No Unit		RMS		BRS		FL		Totals		1		5		2			
												</																									